| 157.0 | 0010 | 0002.B | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 668,500 | / | 668,500 |
| USE VALUE: | 668,500 | / | 668,500 |
| ASSESSED: | 668,500 | / | 668,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 190 | | WAVERLY ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MALONE BRANDON S & CATHERINE M |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 190 WAVERLEY ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | TOBIN SUSAN L - |
| Owner 2: | - |
| Street 1: | 190 WAVERLEY ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1936, having primarily Vinyl Exterior and 1128 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 8 | Ledge |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5000.000 | 269,000 | 500 | 399,000 | 668,500 |
| Total Card | 0.115 | 269,000 | 500 | 399,000 | 668,500 |
| Total Parcel | 0.115 | 269,000 | 500 | 399,000 | 668,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 592.64 | /Parcel: 592.6

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 105264
GIS Ref:
GIS Ref:
Insp Date: 10/20/16

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 157.0-0010-0002.B

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 269,000 | 500 | 5,000. | 399,000 | 668,500 | 668,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 229,700 | 600 | 5,000. | 399,000 | 629,300 | 629,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 229,700 | 600 | 5,000. | 336,300 | 566,600 | 566,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 229,700 | 600 | 5,000. | 307,800 | 538,100 | 538,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 191,500 | 600 | 5,000. | 262,200 | 454,300 | 454,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 180,800 | 600 | 5,000. | 228,000 | 409,400 | 409,400 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 175,200 | 600 | 5,000. | 210,900 | 386,700 | 386,700 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 175,200 | 600 | 5,000. | 200,600 | 376,400 | 376,400 | | 12/13/2012 |

!12368!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 02:27:45 |

## LAST REV

| Date | Time |
|---|---|
| 10/24/16 | 09:55:44 |

apro

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12368

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| TOBIN SUSAN L, | 63100-197 | | 12/23/2013 | | 538,000 | No | No | | |
| JACKUNAS VYTAUT | 12502-28 | | 8/16/1973 | Family | 34,000 | No | No | | Maurice Tobin dod 4/23/81. Marilyn Tobin dod |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 105264 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/4/2015 | 1070 | Add Bath | 15,000 | | 8/4/2015 | | | Add bath, add deck |
| 5/18/2011 | 460 | Manual | 6,150 | | | | | |
| 2/22/2011 | 89 | Siding | 18,155 | | | | | VINYL |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/20/2016 | Meas/Inspect | DGM | D Mann |
| 10/20/2016 | Permit Visit | DGM | D Mann |
| 12/6/2008 | Meas/Inspect | 345 | PATRIOT |
| 5/20/2000 | Inspected | 263 | PATRIOT |
| 12/1/1999 | Measured | 268 | PATRIOT |
| 4/1/1990 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5000 | | Sq. Ft. | Site | | 0 | 70. | 1.14 | 7 | | | | | | | | | 399,000 | | | | | | 399,000 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.11478 | Total SF/SM: | 5000 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | |
| Total: | 399,000 | Spl Credit | | Total: | 399,000 | | | | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1936 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G17 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | 1 | Rating: | Very Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98000199 |
| Adj $ / SQ: | 171.990 |
| Other Features: | 91800 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 330428 |
| Depreciation: | 61460 |
| Depreciated Total: | 268968 |

## COMMENTS

PDAS OF=BMT TOILET.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 6 | | | BRs: 3 | | | | Baths: 1 | | HB | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

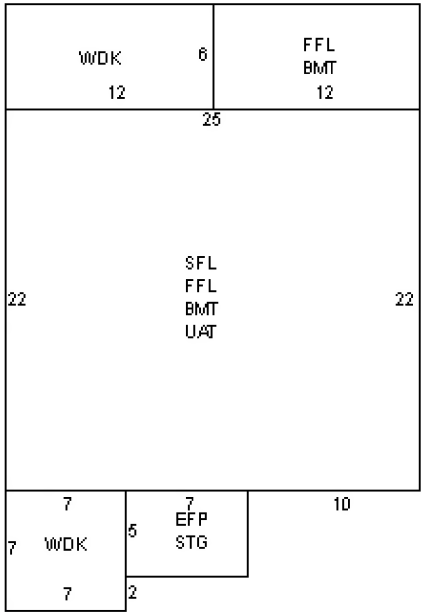
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | M |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 171.99 |
| Special Features: | 0 | Val/Su Net: | 131.16 |
| Final Total: | 269000 | Val/Su SzAd | 238.48 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 600 | 51.600 | 30,958 |
| FFL | First Floor | 600 | 171.990 | 103,194 |
| SFL | Second Floor | 528 | 171.990 | 90,811 |
| UAT | Upper Attic | 132 | 68.800 | 9,081 |
| WDK | Deck | 121 | 13.980 | 1,691 |
| EFP | Enclos Porch | 35 | 71.150 | 2,490 |
| STG | Storage | 35 | 11.480 | 402 |
| | Net Sketched Area: | 2,051 | Total: | |
| Size Ad | 1128 | Gross Are | 3167 | FinArea 1128 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

157.0-0010-0002.B

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19 | Patio | D | Y | 1 | 200 | F | FR | 1990 | 3.71 | T | 29 | 101 | | | 500 | | | 500 |

| More: | N | Total Yard Items: | 500 | Total Special Featues: | | Total: | 500 |
|---|---|---|---|---|---|---|---|

## IMAGE

*AssessPro* Patriot Properties, Inc